

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-1082

Issued out of the Court of Common Pleas of Blair County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Room to Be Announced in the City of Hollidaysburg County of Blair, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 14, 2026
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece or parcel of land, with improvements thereon erected, situate in the plot of Llyswen, Section One (1), City of Altoona, County of Blair and State of Pennsylvania, bounded and described as follows:

BEGINNING at a found iron pipe located along the west side of Morningside Avenue (60 foot wide right of way) and the northeastern corner of the property now or formerly of Victoria A. Destefano; thence South 66 degrees 59 minutes 20 seconds West a distance of 150.00 feet to a found iron pipe; thence North 23 degrees 00 minutes 40 seconds West a distance of 140.00 feet to a set iron pipe thence North 24 degrees 57 minutes 34 seconds East a distance of 201.94 feet to a set iron pipe; thence along Morningside Avenue (60 foot wide right of way) South 23 degrees 00 minutes 40 seconds East a distance of 275.20 feet to a found iron pipe, the point and place of beginning. Containing 0.715 acres in accordance with the Preliminary/Final Lot Merger for Bradley C. Sinclair and Danielle R. Nazaruk Sinclair prepared by Andrew H. Ebersole, Registered Professional Land Surveyor of Keller Engineers dated 4/14/2022 and recorded in the Blair County Recorder of Deeds Office as Instrument Number 202212857 on July 15, 2022.

BEING known as Blair County Tax Parcel No. 01.14-24...-054.00-000.

Being the same premises which Bradley C. Sinclair and wife Danielle R. Sinclair, by Deed dated 09/02/2022 and recorded 09/02/2022 in the Office of the Recorder of Deeds in and for the County of Blair, in Deed Instrument No. 202215965, granted and conveyed unto Amanda B. West, in fee.

Tax Parcel: 01.14-24...-054.00-000

Premises Being: 514 Morningside Avenue, Altoona, PA 16602

PROPERTY ADDRESS: 514 MORNINGSIDE AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.14-24...-054.00-000

Seized and taken into execution to be sold as the property of AMANDA B. WEST in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid the following Wednesday by 12:00 pm, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
BROCK & SCOTT

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania